

Chilton, Wisconsin
June 16, 2020

The regular meeting of the Chilton Common Council held at the Chilton Public Library was called to order at 6:30 p.m. with Mayor Thomas J. Reinl presiding.

AGENDA POSTING:

On 6/12/2020, copies of the agenda were delivered to the Mayor, Aldermen, City Department Heads, City Attorney and were made available to the media, and posted on the City Hall bulletin board and posted on the City web page.

ROLL CALL:

Mayor Thomas J. Reinl and seven members of the Council were present at roll call:

Council Member Mike Goebel	Council Member Ron Gruett
Council Member Clayton Thornber	Council Member Andrew Deehr
Council Member Kathy Schmitzer	Council Member Peggy Loose (arrived 6:37pm)
Council Member Joe Schoenborn	

Other city officials present were, Director of Public Works Chris Marx, Police Chief Craig Plehn, City Attorney Derek McDermott, Library Assistant Director Rebecca Barry and Deputy City Clerk Lisa Meyer. Also in attendance, Betty Schilling, Chilton Journal, Rick Jaeckels and Steve Petrie. Absent and excused was Jon Kragh. Dave Kohls, Tri-County News joined the meeting remotely.

Those in attendance recited the Pledge of Allegiance.

Motion by Gruett, seconded by Schmitzer and carried to approve the minutes of the council meeting held on June 2, 2020.

REPORT OF OFFICERS:

MAYOR:

- The second round of interviews will be tomorrow for the City Administrator/Clerk/Treasurer position. The three candidates will be in the city tomorrow with the intention of naming the City Administrator at the July 7, 2020 council meeting.
- Heartland Business Systems did a walk-through of City Hall today to identify wiring needs for the IT project.
- The City park bathrooms were opened on June 5, 2020.
- The Farmers Market will start June 19, 2020.
- Grant Administration proposals are being evaluated.
- Individual pictures of the council members along with a group picture will be taken at the July 7, 2020 council meeting.

DEPUTY CITY CLERK: no report

APPROVE OPERATOR LICENSES:

Moved by Gruett, seconded by Goebel and carried to approve the two-year license applications to serve fermented malt beverages and intoxicating liquors from July 1, 2020

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to June 30, 2022 for the 101 operators listed contingent upon the applicants being approved by the Chilton Police Department.

APPROVE LIQUOR LICENSES:

Moved by Deehr, seconded by Gruett and carried to approve the following applications for Class "A" and Class "B" licenses to deal in intoxicating liquors and fermented malt beverages from July 1, 2020 through June 30, 2021 contingent upon agent records checks are approved by the Police Department.

<u>Name of the Applicant/Agent</u>	<u>Location of Premise</u>	<u>Address of Agent</u>
"CLASS A" Beer & Liquor Retail Combination 2020:		
Kwik Trip, Inc. Amber L. Brousseau, Agent	45 Chestnut Street Kwik Trip #630	362 E Bank Street Fond du Lac, WI 54935
Condon Oil Company Kraig Bauman, Agent	613 N. Madison Street Chilton Mobil Mart	434 Stonehedge Ct. Ripon, WI 54971
Wal-Mart Stores East, LP Ann Bergschultz, Agent	810 S. Irish Road Wal-Mart Store #2509	2822 S. 12 th Street Sheboygan, WI 53081
Walgreens #13065 Scott Kunde, Agent	245 West Calumet St. Walgreens	42 Eagles Court Kaukauna, WI 54130
Vern's Cheese Inc. Kari Meyers, Agent	312 W. Main Street Vern's Cheese	711 S. Madison Street Chilton, WI 53014
"CLASS A" Beer License 2020:		
Weber Oil Company, Inc. Connie M. Klapperich, Agent	64 E. Chestnut Street Weber's Self Serve	W4863 Forest Lane Sherwood, WI 54169
"CLASS B" Beer & Liquor Retail Combination License 2020:		
Lupita's Mexican Store LLC Jesus Cruz Colchado, Agent	251 E. Main Street Lupita's Mexican Store	218 E. Brooklyn Street Chilton, WI 53014
ACAKDCA Cheri Steffen, Agent	100 W. Main Street Ethel's Pub & Grill	1808 Plymouth Street New Holstein, WI 53061
Hildegard Bennin Hildegard Bennin, Agent	24 W. Main Street Hilde's Deli & Bakery	1016 S. Madison Street Chilton, WI 5314
Mathes Pla-Mor, Inc. Gary Mathes, Agent	260 E. Main Street Pla-Mor Lanes	260 East Main Street Chilton, WI 53014
Two Pair of Dice, LLC Jessica K. Daul, Agent	26 N. State Street Cheers	720 S. State Street Chilton, WI 53014
Jonathan Nisleit Jonathan Nisleit, Agent	249 E. Main Street Curve Inn	249 E. Main Street Chilton, WI 53014
Seven Angels of Chilton, Inc. Nick Sabani, Agent	128 E. Chestnut Street Seven Angels	1103 Jemima Lane Chilton, WI 53014
Stage Coach Bar & Grill, LLC Gloria J. Porsche, Agent	310 E. Main Street Stage Coach Bar & Grill	N7407 Hwy. 55 Menasha, WI 54952

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F.O.E. Chilton Aerie #1288 Inc. Connie Koehler, Agent	1041 E. Chestnut Street Chilton Eagles Club	W1603 Hwy 151 Chilton, WI 53014
Papa Don's, LLC Jennifer Bonlander, Agent	613 E. Calumet Street Papa Don's Pizzeria & Buffet	W1477 Hwy 151 Chilton, WI 53014
Chosun 6 LLC Brian Park, Agent	1101 E. Chestnut Street Best Western Stanton Inn	220 Oak Street Chilton, WI 53014
Ditter's 40 West LLC Kayla Ditter, Agent	40 W. Main Street Ditter's 40 West	1100 Steenport Lane Chilton, WI 53014

Moved by Deehr, seconded by Thornber and carried to approve the Beer Garden License from July 1, 2020 through June 30, 2021 for Two Pair of Dice, LLC at 26 N. State Street, Jessica K. Daul, Agent.

Moved by Gruett, seconded by Deehr and carried to approve annual cigarette license renewals from July 1, 2020 through June 30, 2021 for the following:
Wal-Mart Super Stores East LLP, Mathes Pla-Mor Inc., Roll Inn Inc., Condon Oil Company, Kwik Trip Inc., Weber Oil Company, Inc. and Walgreens #13065.

DIRECTOR OF PUBLIC WORKS:

- The air dryer at the Wastewater Treatment Plant will be running tomorrow.
- Speedy Clean will be doing the annual televising of sewer lines.
- Wastewater Treatment Plant will be conducting whole effluent toxicity testing.
- The Water Department has found the source of the water leak at Hobart Park.
- Last week the DPW crew cleaned up from the storm damage.
- The underground utilities have been completed on the North State Street project. The grading crew is working this week with paving to commence by July 4.

AUDIENCE PARTICIPATION:

No comments were received.

REPORT OF COMMITTEES:

Alderman Deehr reported on the minutes of the June 3, 2020 Public Safety Meeting.

Chief Plehn stated that monies have been budgeted for a SWAT Officer as every community has an officer within the unit. Plehn is asking the committee to approve additional costs for a tactical armor as \$1600 was budgeted for the vest, received a quote of \$1900 without armor plates being included and now received a quote of \$2540 that includes the necessary armor plates. Plehn asked the committee if he should go ahead in funding the remaining costs of the equipment by using non-lapsing monies or to have it budgeted for the following year. Ald. Deehr stated that we should not wait on the issue as costs continue to rise and the equipment is needed.

Moved by Thornber, seconded by Goebel to approve the \$2,540 quote from Advantage Policy Supply, Inc for tactical armor and \$1540 be paid from budgeted funds and \$1,000 be transferred from the police non-lapsing fund (52101-821). Roll call vote.

Gruett – aye

Kragh – absent

Loose – aye

Thornber – aye

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Schmitzer – aye Goebel – aye Deehr – aye Schoenborn - aye
 Seven votes cast. Seven votes aye. Motion carried.

Chief Plehn indicated that he does have money in his budget for various training but the department does not have anyone trained in specialized trucking inspection and with all of the trucks that come through our City; it is believed to be a good idea of having an officer knowledgeable in weights, logs and registration requirements. Chief Plehn would like to send Officer Young for training from August 10 to August 14, 2020 at the State Patrol Academy at a cost of \$455.

Moved by Schmitzer, seconded by Loose and carried to approve the truck inspection training for Officer Young at Mt. McCoy from August 10-14, 2020 at a cost of \$455.00 to be paid out of police budgeted funds.

MOVED TO NEW BUSINESS:

Mayor Reinl opened the Public Hearing at 6:45 P.M. to solicit comments regarding the request to rezone property on Park Street (Tax ID No. 17195) from R-C (Rural Character) to I-1 (Limited Industry). Deputy Meyer read the notice and stated the notice was published as a Class II notice as required by law.

Mayor Reinl inquired if anyone was present to speak in favor of the rezone.

Mayor Reinl inquired a second time if anyone was present to speak in favor of the rezone.

Mayor Reinl inquired a third time if anyone was present to speak in favor of the rezone.

Mayor Reinl then asked three times if anyone present that was not in favor of the rezone. Hearing no comments Reinl closed the public hearing at 6:47 PM.

Moved by Deehr, seconded by Goebel to introduce, adopt and waive the reading of Ordinance No. 1168, an ordinance to rezone Tax ID No. 17195 from R-C (Rural Character) to I-1 (Limited Industry). Roll call vote.

Gruett – aye Kragh – absent Loose – aye Thornber – aye
 Schmitzer – aye Goebel – aye Deehr – aye Schoenborn - aye
 Seven votes cast. Seven votes aye. Motion carried.

MOVED BACK TO REPORT OF COMMITTEES:

Chief Plehn explained that the City of Chilton Police Department started an internship about 2 years ago, partnering with Lakeshore Technical College. Morgan Winkler was a successful candidate and graduated from the program. She took a part-time position with the City of Kiel Police Department coming out of the internship and the Chief would like to hire her as a part-time patrol officer.

Moved by Goebel, seconded by Schmitzer and carried to approve the hiring of Morgan Winkler as a Part-time Patrol Officer at an hourly rate of \$20.00 per hour contingent upon passing pre-employment testing.

This committee set a date of July 1, 2020 at 8:00 am to hold a hearing in closed session to review a sex offender residency appeal from Andrew Delleman who would like to reside in the City of Chilton.

Alderman Gruett reported on the minutes of the June 9, 2020 Public Works meeting.

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Last year the City made the commitment to add auxiliary power at the Heimann Street Lift Station, Irish Road Lift Station and County Y Well #7 Lift Station (diesel generator) as backup in the event the electricity goes out. Cummins is proposing a 5-year service agreement at these locations, which includes annual maintenance and replacement of batteries in certain years. The first month of planned maintenance would begin in August at the one-year anniversary date of installation.

Moved by Gruett, seconded by Thornber to accept the proposal from Cummins Sales and Service for five years of planned maintenance on generator equipment located at the Heimann Street Lift Station, Irish Road Lift Station and County Y Well #7 Lift Station totaling \$18,200.02. Roll call vote.

Gruett – aye	Kragh – absent	Loose – aye	Thornber – aye
Schmitzer – aye	Goebel – aye	Deehr – aye	Schoenborn - aye

Seven votes cast. Seven votes aye. Motion carried.

DPW Marx said WWTP Leadman Tim Keuler selects between \$5,000 and \$10,000 of manhole maintenance work to be done in areas where the roads are not scheduled to be rebuilt in the near future. There is a flow line down in the bottom of each manhole that has a concrete base and when this line is chewed up or broken debris gets caught in the line and causes sewer backups. This is an in-place, on-going rehab program, which buys the City another ten or fifteen years on these manholes. The City received two quotes, one from EverLast Rehab, Milltown, WI and one from Northern Pipe, Green Bay. Northern Pipe has done this manhole work for the City for the last three years and both DPW Marx and WWTP Leadman Keuler recommend the City stay with Northern Pipe even if the quote is \$180.00 more because they like the work that has been done.

Moved by Gruett, seconded by Schoenborn to accept the quote from Northern Pipe Inc. for manhole rehabilitation, bench repair and rebuild costs totaling \$8,250.00 for four manholes in the City. Roll call vote.

Gruett – aye	Kragh – absent	Loose – aye	Thornber – aye
Schmitzer – aye	Goebel – aye	Deehr – aye	Schoenborn - aye

Seven votes cast. Seven votes aye. Motion carried.

The life span of the Wastewater Treatment plant is 15-20 years. The City's facility was built in the year 2000. Costs to rebuild range from \$20-30 million. The City will review the sewer rates to potentially build up a reserve to cover some of the costs.

Mayor Reinl reported on the minutes of the June 10, 2020 Plan Commission meeting.

Austin Management Services LLC submitted a conditional use permit for Tax Parcel I.D. #32384 located at 968 Progress Way. The property will be used by Austin for its shipping container business which consists of the purchase of shipping containers, the refurbishing of them, and the marketing (sale or lease) to third parties.

Under the City's Zoning Code, Chapter 16, the Austin business would be classified under the category of "junk or salvage yard." Such zoning classification requires a conditional use permit. The property is zoned I-2 (General Industry). Austin signed a real estate sale agreement and a development agreement for the 4.22 acre property in TID #6.

Moved by Gruett, seconded by Schmitzer and carried to approve the request by Austin Management Services LLC for a conditional use to allow shipping containers at 968

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Progress Way (Tax Parcel I.D. #32384).

Select Choice, LLC submitted a request to rezone 810 Memorial Drive, Tax Parcel I.D. #17126 from R-1 (Single Family Residential) to PUD (Planned Unit Development) to convert the existing facility (former nursing home) into apartment units. Select Choice, LLC owns another parcel south of Tax Parcel I.D. #17126 but has only asked to rezone the parcel with the existing building on it.

Austin Lokre, representing Select Choice LLC, said the property owner is attempting to convert the building into 37-39 apartments. The apartments would be smaller, studio apartments, fully furnished along with amenities (i.e. gym, weekly/monthly programming, etc.) and storage areas on the lower level. There is also the possibility of the addition of a 10-20 unit parking garage.

Moved by Thornber, seconded by Deehr and carried to set a public hearing for the request to rezone Tax ID No. 17126 from R-1 (Single Family Residential) to PUD (Planned Unit Development) on July 21, 2020 at 6:45 PM.

Robert Cullen said for the last 1 ½ years he has been working with Kaytee on putting a 100,000 square foot warehouse up similar to what he did for Briess. The proposed development is located west of the former Vogt homestead off Irish Road and is in TID #6. The development will consist of approximately 6 acres of land.

Cullen said time is of the essence. Kaytee is planning on putting production in the plant on the other side of the railroad tracks and they need warehousing. The biggest challenge for Cullen is that Kaytee wants to be in by November 30, 2020. The problem Cullen is experiencing is the pressure of time.

Cullen said the tax revenue for the development would be somewhere between \$36,000 and \$42,000 per year. Kaytee would sign a seven year lease with the option to buy.

Cullen said he has been working with Al Mueller at Kaytee and their CEO's. Kaytee has a lot of trailers and they want to get them into a warehouse. Cullen thought the project was still a year out, but then all of a sudden they need the warehouse now.

Moved by Gruett, seconded by Loose and carried to approve the land purchase by RLTC Real Estate LLC of approximately 6 acres in TID #6 for \$3,000 per acre.

Alderman Goebel reported on the minutes of the June 15, 2020 Culture and Recreation Committee meeting.

The City Band is responsible for the sound system in the band shell. Over the past couple of years they have been piecing together the system and borrowing mikes from individual band members. They are at a point that they need the mikes however, no funds were budget this year for the purchase. The City Band does have money in two non-lapsing accounts, #55306-790 (Reserve- \$5,846.42) and # 55306-821 (Capital - \$14,262.32).

Moved by Gruett, seconded by Loose to approve the purchase of 4 microphones from Mike's Music for a cost not to exceed \$1,300.00. The cost of the microphones to be paid for from non-lapsing account #55306-790. Roll call vote.

Gruett – aye	Kragh – absent	Loose – aye	Thornber – aye
Schmitzer – aye	Goebel – aye	Deehr – aye	Schoenborn - aye

Seven votes cast. Seven votes aye. Motion carried.

The Housing Authority May 13, 2020 minutes were reviewed.

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Mayor Reinl reported on the minutes of the June 10, 2020 Redevelopment Authority meeting.

The RDA hasn't been very active over the past couple of years and Mayor Reinl suggested the RDA could play a meaningful role in the redevelopment of the former Chilton Plating facility.

Moved by Loose, seconded by Deehr and carried to authorize the RDA to lead the redevelopment of the Chilton Plating site along with surrounding properties.

Calumet County contracted with Cedar Corporation to do a housing study for Calumet County. The study found a need in Calumet County for higher valued homes in excess of \$250,000.

The council members reviewed the June 8, 2020 Library Board minutes.

NEW BUSINESS:

DPW Marx reported on the air dryer at the Chilton Wastewater Treatment facility which broke down and has since been replaced. The purchase was regarded as an emergency repair which was approved by DPW Marx.

Moved by Gruett, seconded by Schmizer to approve the purchase of a non-cycling refrigerated air dryer package from Zorn Compressor for \$2,890.00 and the funds be paid out of the Sewer Equipment Replacement Account. Roll call vote.

Gruett – aye	Kragh – absent	Loose – aye	Thornber – aye
Schmitzer – aye	Goebel – aye	Deehr – aye	Schoenborn - aye

Seven votes cast. Seven votes aye. Motion carried.

At the June 2, 2020 Council Meeting, the council approved the financing of the North State Street project through a 10-year State Trust Fund Loan and include the refinancing of the three existing TID #4 loans the City currently has with the Board of Commissioners of Public Lands within the same loan. This Resolution pertains to the North State Street Reconstruction Project only.

Moved by Thornber, seconded by Deehr to approve introduce, adopt and waive the reading of Resolution No. 1821, a resolution authorizing application to the Board of Commissioners of Public Lands for \$480,000 State Trust Fund Loan for the North State Street Reconstruction Project. Roll call vote.

Gruett – aye	Kragh – absent	Loose – aye	Thornber – aye
Schmitzer – aye	Goebel – aye	Deehr – aye	Schoenborn - aye

Seven votes cast. Seven votes aye. Motion carried.

DPW Marx received a quote from McMahon Associates for engineering services related to improvements to TID #6 for the industrial expansion by RLTC.

Moved by Deehr seconded by Gruett to accept the Agreement for Professional Services from McMahon Engineers for \$27,200.00 for engineering and construction services on the Vogt Farm west property in TID #6, to include the warehouse project, rough grading and stormwater plan with funds paid by TID #6. Roll call vote.

Gruett – aye	Kragh – absent	Loose – aye	Thornber – aye
Schmitzer – aye	Goebel – aye	Deehr – aye	Schoenborn - aye

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Seven votes cast. Seven votes aye. Motion carried.

UNFINISHED BUSINESS:

At the June 2, 2020 Council Meeting the council approved the IT project at City Hall contracted through Heartland Business Systems. The council discussed the need to update the storage room that will be housing the new equipment including updating the HVAC system to improve cooling in the room and the need to do additional electrical work to support the new equipment and HVAC upgrade. The council approved an allowance of \$3500.00 for the needed electrical work, however the city received a quote from Brantmeier Electric to re-wire the storage room/computer room with an estimated cost of \$4200.00 to \$4650.00 for the project.

Moved by Thornber, seconded by Goebel to accept the quote from Brantmeier Electric for labor and materials to install power for new UPS System and AC system for the equipment room not to exceed \$4650.00 and the funds to be used from the Data Processing capital account (51450-821). Roll call vote.

Gruett – nay	Kragh – absent	Loose – aye	Thornber – aye
Schmitzer – aye	Goebel – aye	Deehr – aye	Schoenborn - aye

Seven votes cast. Six votes aye. One nay. Motion carried.

COMMUNICATION: none**APPROVE PAYMENT OF BILLS:**

Moved by Thornber, seconded by Deehr to pay the bills. Check No. 85388-85452 and Voucher # 4938-4957 or accounts payable and payrolls totaling \$173,482.71. Roll call vote.

Gruett – aye	Kragh – absent	Loose – aye	Thornber – aye
Schmitzer – abstain	Goebel – aye	Deehr – aye	Schoenborn - aye

Seven votes cast. Six votes aye. (Schmitzer-abstain) Motion carried.

ADJOURNMENT:

Moved by Schmitzer, seconded by Loose to adjourn at 7:30 p.m. on June 16, 2020.
Motion carried.

Lisa Meyer, WCMC
Deputy City Clerk